076.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	740,800 / 740,800
					USE VALUE:	740,800 / 740,800
					ASSESSED:	740,800 / 740,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LONSDALE FREDERICK/ETAL
Owner 2:	LONSDALE ARACY F
Owner 3:	
Street 1:	51 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,374 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 2167 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10374.000	228,900		511,900	740,800
Total Card	0.238	228,900		511,900	740,800
Total Parcel	0.238	228,900		511,900	740,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.82 | /Parcel: 341.8

Legal Description

User Acct 48451

GIS Ref

GIS Ref

Insp Date 09/10/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	229,000	0	10,374.	511,900	740,900	740,900	Year End Roll	12/18/2019
2019	104	FV	212,800	0	10,374.	475,300	688,100	688,100	Year End Roll	1/3/2019
2018	104	FV	212,800	0	10,374.	475,300	688,100	688,100	Year End Roll	12/20/2017
2017	104	FV	212,800	0	10,374.	416,800	629,600	629,600	Year End Roll	1/3/2017
2016	104	FV	212,800	0	10,374.	380,200	593,000	593,000	Year End	1/4/2016
2015	104	FV	211,900	0	10,374.	336,400	548,300	548,300	Year End Roll	12/11/2014
2014	104	FV	211,900	0	10,374.	318,100	530,000	530,000	Year End Roll	12/16/2013
2013	104	FV	211,900	0	10,374.	302,700	514,600	514,600		12/13/2012

!6369!

PRINT

Date	Time
12/10/20	21:09:26

LAST REV

Date	Time
09/28/18	10:25:52
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6369

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAVIAN JUNE	21361-530		4/29/1994		208,900	No	No		Y

USER DEFINED

Prior Id # 1:	48451
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	MEAS&NOTICE	BS	Barbara S
12/9/2008	Meas/Inspect	345	PATRIOT
4/15/2000	Meas/Inspect	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10374		Sq. Ft.	Site		0	70.	0.70	12									511,855						511,900	

Total AC/HA: 0.23815 | Total SF/SM: 10374 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 511,855 | Spl Credit | Total: 511,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99127001
Adj $ / SQ:	127.130
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331766
Depreciation:	102848
Depreciated Total:	228919

COMMENTS

BK; 21361 PG; 530 IN-LAW APT IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

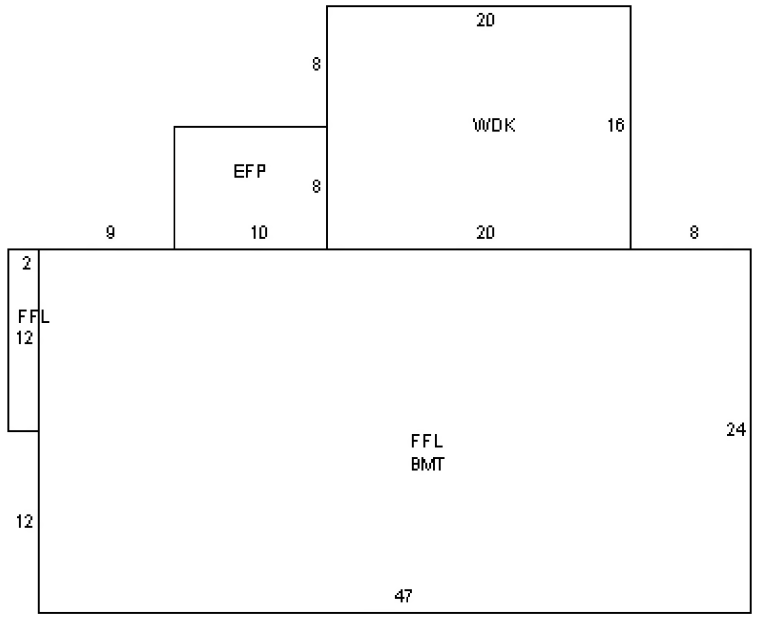
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.13
Special Features:	0	Val/Su Net:	85.41
Final Total:	228900	Val/Su SzAd	198.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,152	127.130	146,454
BMT	Basement	1,128	63.880	72,060
WDK	Deck	320	9.050	2,895
EFP	Enclos Porch	80	60.720	4,858

Net Sketched Area:	2,680			Total:	226,267
Size Ad	1152	Gross Are	2680	FinArea	2167

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	90	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	PR	1990	0.00	T	37.1	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc